



## NEWS RELEASE

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**Duke Realty to Expand Speculative Building  
at Rickenbacker to 1.2 Million Square Feet**  
*Exel Logistics Signs Long-Term Lease for 573,696 square feet*  
*Phase II will add 624,000 square feet to market in December*

Columbus, Ohio, June 7, 2006 – Duke Realty Corporation has signed a long-term lease with Exel Inc. at Rickenbacker Global Logistics Park in Groveport. The major North American contract logistics provider will lease 100 percent of **Rickenbacker 572**, made up of 573,696 square feet. In addition, the local developer has announced Phase II of the building to be called **Rickenbacker 624**. Construction has begun on the 624,000 square foot expansion, taking the building to a total of 1.2 million square feet and making it the largest speculative industrial building ever constructed in the Columbus market.

Located at 2829 Rohr Road, the cross-docked structure features 32-foot clear height, 60 dock high doors, knockouts for future doors, 1 drive-in door, ample car and trailer parking and an ESFR sprinkler system. Phase II is scheduled for completion this December.

“Due to the tremendous demand for bulk space, we decided to maximize the site by adding directly onto Rickenbacker 572,” said Jim Clark, Senior Vice President of Duke’s Columbus Operations.

This is the first lease to be executed by the partnership formed by the Columbus Regional Airport Authority (CRAA), Capitol Square, Ltd. (CSL), and Duke Realty Corporation which was announced in December 2005.

“We are confident that Exel and future tenants will enjoy this exceptional building and location,” added Clark. “The new Rickenbacker Intermodal Terminal is scheduled to open in 2007 giving our tenants unparalleled access to road, rail and air.”

Mike Spencer, Vice President of Ruscilli Real Estate Services, represented Exel Inc. Duke was represented by Art Makris, Senior Industrial Leasing Representative.

### **About Exel Inc.**

Exel Incorporated arranges the domestic and international transportation of its customers' freight via air, ground, rail, and water. With 25,000 employees in the United States and Canada, Exel provides solutions to a wide range of manufacturing, retail, and consumer industries and support them with highly skilled people and leading-edge technology. As part of the Deutsche Post World Net group and a sister company of DHL, Exel's resources extend beyond North America to reach over 75 percent of the world's largest, quoted non-financial companies.

### **About Duke Realty Corporation**

In the greater Columbus area, Duke Realty Corporation employs 75 associates. Duke owns, manages or has under development nearly 9 million square feet of office and industrial properties.

Duke Realty Corporation specializes in the ownership, construction, development, leasing and management of office, industrial, medical office and retail real estate. It is the largest publicly-traded, vertically-integrated office/industrial real estate company in the United States. The Company owns, manages or has under development more than 112 million square feet in 19 major U.S. cities. Duke, which controls 5,000 acres of land for 73 million square feet of future development, also provides nationwide real estate solutions through its national development division.

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**More information about Duke is available on the Internet: [www.dukerealty.com](http://www.dukerealty.com)  
For an updated list of available space from Duke, visit [www.dukespacefinder.com](http://www.dukespacefinder.com)**